



THE
A-TEAM

**RE/MAX
FIRST**

137 RED EMBERS Link #429, Calgary T3N2G4

MLS® #: **A2186634** Area: **Redstone** Listing Date: **01/13/25** List Price: **\$499,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,797 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,575**
 Low Sqft:
 Ttl Sqft: **1,575**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`7" x 14`0"	Kitchen	Main	12`5" x 10`10"
Dining Room	Main	9`3" x 7`8"	2pc Bathroom	Main	
Bedroom - Primary	Upper	12`11" x 10`7"	4pc Ensuite bath	Upper	
Bedroom	Upper	9`5" x 9`3"	Bedroom	Upper	9`10" x 8`7"
4pc Bathroom	Upper		Flex Space	Lower	9`2" x 7`3"

Legal/Tax/Financial

Condo Fee:
\$283

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2211477**

Remarks

Pub Rmks: **Modern and Stylish Townhome in Red Embers Point by Award-Winning StreetSide Developments Welcome to 419, 137 Red Embers Link NE, a beautifully designed 3-bedroom, 2.5-bathroom townhome built by the award-winning StreetSide Developments in the desirable Redstone community. This modern home boasts a bright and open floor plan with premium finishes, offering a perfect combination of style and functionality. The main floor features an elegant kitchen with sleek cabinetry, stainless steel appliances, a large central island, and a spacious pantry, making it ideal for both everyday living and entertaining. The dining area flows seamlessly into the cozy living space, with large windows allowing for plenty of natural light. Just off the main floor, a private deck provides the perfect spot for outdoor relaxation. Upstairs, you'll find a well-appointed primary bedroom with a walk-in closet and a luxurious ensuite bathroom featuring dual vanities and a walk-in shower. Two additional bedrooms offer ample space for family or guests, with a full bathroom and a convenient laundry area located just down the hall. The lower level offers a flexible space that can be used as a home office, gym, or additional storage. Completing this home is the tandem double attached garage, ensuring plenty of parking and storage options. Located in the vibrant community of Redstone, this home is close to parks, playgrounds, and pathways, with easy access to shopping, schools, and major roadways. Don't miss the opportunity to live in this beautiful new townhome!**

Inclusions:
Property Listed By: **N/A**
The Real Estate District

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









